
CITY OF RIVERSIDE PLANNING DEPARTMENT

General Plan 2025 Program

Final Report



PLANNING COMMISSION HEARING DATE: June 2, 2005

PLANNING CASE P04-0178: Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

INTRODUCTION/BACKGROUND

Beginning on February 17, 2005 the City Planning Commission began public hearings on the General Plan 2025 Program. Hearings were held as follows:

Hearing Date	Topic
February 17, 2005	Public Testimony
March 3, 2005	Nonconforming Rights RL Zone Deletion WC Overlay Zone
March 10, 2005	R-2 Zone Deletion M-1 & M-2 Zones
March 17, 2005	General Plan Presentation Land Use and Urban Design Element
March 31, 2005	General Plan Presentation Remainder of the General Plan
April 7, 2005	Zoning Code Presentation Residential Uses
April 21, 2005	Zoning Code Presentation Office, Commercial and Industrial Uses
April 28, 2005	Zoning Code Presentation Mixed Use Zones and Remainder of the Zoning Code Subdivision Code
May 12, 2005	Design Guidelines Implementation Plan Program Environmental Impact Report
May 19, 2005	Public Testimony

Throughout the hearing process the Commission heard testimony, received letters and petitions and reviewed supplemental staff reports on the various components of the General Plan 2025 Program. This staff report includes discussion of those letters where unique circumstances exist to support the

property owners request, areas where the Commission has asked for additional information and summarizes all previous staff recommendations.

The report is broken into six sections or exhibits, one for each of the components of the plan:

Exhibit 1	Program Environmental Impact Report and Exhibits
Exhibit 2	General Plan 2025 Report and Exhibits
Exhibit 3	Implementation Plan Report and Exhibits
Exhibit 4	Subdivision Code Report and Exhibits
Exhibit 5	Citywide Design Guidelines Report and Exhibits
Exhibit 6	Zoning Code Report and Exhibits

RECOMMENDATION

In order for the Planning Commission to provide a formal recommendation to the City Council on the various program components, a series of specific actions are required. These actions are outlined by Program component in the following recommendations.

That the City Planning Commission recommend the City Council:

Program Environmental Impact Report (PEIR)

1. Adopt a resolution certifying the Final PEIR in compliance with the California Environmental Quality Act (CEQA), including the Findings of Fact (PEIR Figure B – Findings of Fact and Statement of Overriding Consideration), Statement of Overriding Considerations (PEIR Figure B – Findings of Fact and Statement of Overriding Consideration) and the Mitigation Monitoring Program (PEIR Figure C – Mitigation Monitoring Program) subject to the recommended conditions of approval based on the following findings:
 - a. the changes proposed for the project, together with the changes that have come forth as part of the public hearing on the Final PEIR, will avoid or substantially lessen the significant environmental effects as identified in the Final PEIR except for the unavoidable potentially significant impacts related to Air Quality, Noise, Traffic/Transportation, and Public Services – Libraries; and
 - b. the City Council can make the Findings of Fact and Statement of Overriding Considerations for the City of Riverside General Plan 2025 Program, which includes the General Plan, Zoning Code, Subdivision Code, Design Guidelines and Magnolia Avenue Specific Plan, for the Final PEIR;

General Plan 2025

2. Adopt a resolution approving the General Plan 2025 with all of the staff recommended changes found in Exhibit 1 – Report on General Plan 2025;

3. Adopt a resolution to amend the University Avenue Specific Plan (UASP) for consistency with the new General Plan 2025;
4. Adopt a resolution to amend the La Sierra University Specific Plan (LSUSP) for consistency with the new General Plan 2025;
5. Adopt a resolution to amend the La Sierra Specific Plan (LSSP) for consistency with the new General Plan 2025;
6. Adopt a resolution to amend the Market Place Specific Plan (MPSP) for consistency with the new General Plan 2025;
7. Adopt a resolution to rescind the Arlanza/La Sierra, Arlington, Arlington Heights, Casa Blanca, Downtown, Eastside, Magnolia Center, Northside and University Community Plans, which are replaced by the new Neighborhood Plans found in the General Plan 2025;
8. Adopt a resolution to delete the Victoria Avenue and Hawarden Hills Specific Plans which have been replaced by the objectives and policies found in the Victoria and Hawarden Hills Neighborhood Plans in the new General Plan 2025;
9. Authorize staff to reconcile any discrepancies between previously approved General Plan Amendments and annexations (i.e., land use designation name changes or deletions) which may not adopt until after adoption of the General Plan 2025 Program; and
10. Approve the following findings for actions 2 through 9 above subject to the recommended conditions of approval:
 - a. the proposed General Plan 2025, with all of staff's recommended changes, reflects the community's vision as defined in the report *Visioning Riverside: a Report from the Community – October 2002*;
 - b. the proposed General Plan 2025, with all of staff's recommended changes, is consistent with the other Program elements;
 - c. the Elements of the General Plan 2025 are consistent with one another including the Historic Preservation Element;
 - d. the Land Use and Urban Design Element and the Circulation and Community Mobility Elements are consistent with one another; and
 - e. accuracy in the document will be achieved through the City Council's approval to permit staff the latitude to make technical corrections, including reorganization of content, that will not change the substance of the General Plan or the conclusions in the PEIR.

Implementation Plan

11. Adopt a resolution approving the Implementation Plan as the official City policy for implementing the General Plan 2025 Program subject to the recommended conditions of approval based on the following findings:
 - a. the proposed Implementation Plan, with all of staff's recommended changes, reflects the community's vision as defined in the report *Visioning Riverside: a Report form the Community – October 2002*;
 - b. the proposed Implementation Plan, with all of staff's recommended changes, is consistent with the other Program elements;
 - c. the Planning and Building Department will conduct meetings with the Technical Advisory Committee over the next six months to review, add to and prioritize the draft tools prepared for the Program to further supplement the Implementation Plan;
 - d. accuracy in the document will be achieved through the City Council's approval to permit staff the latitude to make technical corrections, including reorganization of content, that will not change the substance of the Implementation Plan or the conclusions in the PEIR;

Subdivision Code

12. Adopt an ordinance approving the Subdivision Code with any changes noted in this report subject to the recommended conditions of approval based on the following findings:
 - a. the proposed Subdivision Code (Title 18), with all of staff's recommended changes, reflects the community's vision as defined in the report *Visioning Riverside: a Report form the Community – October 2002*;
 - b. the proposed Subdivision Code (Title 18), with all of staff's recommended changes, is consistent with the other Program elements;
 - c. the Planning and Building Department will review the Subdivision Code in six months to one year, as determined appropriate by the Planning Director, from the adoption of this ordinance and prepare a report to the City Planning Commission on how it is working and if any needed revisions are necessary;
 - d. accuracy in the document will be achieved through the City Council's approval to permit staff the latitude to make technical corrections, including reorganization of content, that will not change the substance of the Code or the conclusions in the PEIR; and

- e. clarity in the document will be achieved through the City Council's approval to permit staff to create illustrative graphics and add these to the Subdivision Code without the need of an amendment;
13. Adopt an ordinance rescinding the existing Subdivision Code;

Citywide Design Guidelines

14. Adopt a resolution approving the Citywide Design Guidelines as the official City policy for design subject to the recommended conditions of approval based on the following findings:
- a. the proposed Design Guidelines, with all of staff's recommended changes, reflects the community's vision as defined in the report *Visioning Riverside: a Report form the Community – October 2002*;
 - b. the proposed Design Guidelines, with all of staff's recommended changes, is consistent with the other Program elements;
 - c. the Planning and Building Department will review the Citywide Design Guidelines in six months to one year, as determined appropriate by the Planning Director, from the this adoption and prepare a report to the City Planning Commission on how they are working and if any needed revisions are necessary;
 - d. accuracy in the document will be achieved through the City Council's approval to permit staff the latitude to make technical corrections, including reorganization of content, that will not change the substance of the Guidelines or the conclusions in the PEIR; and
 - e. clarity in the document will be achieved through the City Council's approval to permit staff to create illustrative graphics and add these to the Citywide Design Guidelines without the need of an amendment; and

Zoning Code

15. Adopt an ordinance approving the Zoning Code with all recommended staff changes noted in Exhibit 2 – Report on the New Zoning Code;
16. Adopt an ordinance establishing the new Zoning Map with any changes noted in this report;
17. Adopt an ordinance rescinding the existing Zoning Code and Zoning Map;
18. Adopt a resolution to amend the Downtown Specific Plan (DSP) for consistency with the new Zoning Code;

19. Authorize staff to amend all Specific Plans as necessary to reflect the new standards of the Zoning Code as appropriate:
20. Authorize staff to reconcile any discrepancies between previously approved Zoning Amendments and annexations (i.e., land use designation name changes or deletions) which may not adopt until after adoption of the General Plan 2025 Program; and
21. Approve the following findings for actions 15 through 20 above subject to the recommended conditions of approval:
 - a. the proposed Zoning Code (Title 19), with all of staff's recommended changes, reflects the community's vision as defined in the report *Visioning Riverside: a Report from the Community – October 2002*;
 - b. the proposed Zoning Code (Title 19), with all of staff's recommended changes, is consistent with the other Program elements;
 - c. the Planning and Building Department will review the Zoning Code in six months to one year, as determined appropriate by the Planning Director, from the adoption of this ordinance and prepare a report to the City Planning Commission on how it is working and if any needed revisions are necessary;
 - d. accuracy in the document will be achieved through the City Council's approval to permit staff the latitude to make technical corrections, including reorganization of the content, that will not change the substance of the Code or the conclusions in the PEIR; and
 - e. clarity in the document will be achieved through the City Council's approval to permit staff to create illustrative graphics and add these graphics to the Zoning Code without the need of an amendment; and

Entire General Plan 2025 Program

22. Determine that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code based upon the following findings:
 - a. the General Plan 2025 Program will not create a physical change to natural habitat; and
 - b. subsequent discretionary project approvals will be required before any physical change to resulting in an adverse effect on wildlife resources.

EXHIBITS

1. Report on the Program Environmental Impact Report and Exhibits

2. Report on the General Plan 2025 and Exhibits
3. Report on the Implementation Plan and Exhibits
4. Report on the Subdivision Code and Exhibits
5. Report on the Citywide Design Guidelines and Exhibits
6. Report on the Zoning Code and Exhibits
7. List of Interested Parties From Comment Cards and Letters
8. City Attorney Memo – Opinion Regarding Rezoning, Nonconforming and Takings
9. Samples of Notices Mailed to Property Owners

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P04-0178

Meeting Date: June 2, 2005

CONDITIONS

All mitigation measures are noted by an asterisk ().*

1. The City Attorney's Office shall prepare the appropriate resolutions and ordinances for City Council adoption of the General Plan 2025 Program within thirty days.
2. In approving this case the City staff is authorized to make technical revisions to the Program documents in addition to the recommended revisions found in this staff report provided the will not change the substance of the Program documents or the conclusions in the PEIR.
3. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

GENERAL INFORMATION NOTES

1. Appeal Information
 - a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

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